

**MINUTES OF THE MEETING OF THE
HAILEY PLANNING AND ZONING
Monday, August 1, 2016
5:30pm**

Present: Richard Pogue, Janet Fugate, Dan Smith, Jeff Engelhardt

Absent: Owen Scanlon

Staff: Brian Yeager, Lisa Horowitz, Robyn Davis, Ned Williamson, Heather Dawson

Call to Order

[5:30:57 PM](#) Chair Fugate called meeting to order

Public Comment

No public comments

Consent Agenda

[CA 1](#) Motion to approve minutes of July 11, 2016

[5:31:55 PM](#) Chair Fugate noted a few typos in the July 11, 2016 Meeting Minutes. Jeff Engelhardt requested that the Meeting Minutes reflect the outcome of each vote.

[5:32:23 PM](#) Dan Smith motioned to approved the Consent Agenda items, incorporating any corrections. Richard Pogue seconded and the motion passed unanimously.

New Business and Public Hearings

[NB 1](#) *Consideration of a Planned Unit Development (PUD) and Subdivision Preliminary Plat, the Quigley Farm PUD. This is an application to Blaine County by Quigley Farm & Conservation Community, LLC, represented by Hennessy Company and SERA Architects. The proposed project would consist of 51 units (rounded up to):*

- *7 Large Lot Dwellings*
- *9 Medium Lot Dwellings*
- *10 Cottage Unit Dwellings (4 of which are identified for community housing)*
- *6 Town House Sublot Dwellings (2 of which are identified for community housing)*
- *9 Live/Work Mixed Use Dwellings*
- *10 Multi-Family Dwellings (2 of which are identified for community housing)*
- *Future hospitality site of 1.38 acres*
- *Future Sage School site of 6.17 acres*
- *Open Space and common area*
- *Bike/pedestrian pathways and trails*
- *Working Agriculture*

The proposed project will be located on a single 205.3-acre tax lot, which is referenced as T2N R18E Sections 3 & 10 Tax Lot 8368. The City of Hailey is not a decision-making body and shall only make recommendations to Blaine County. The Hailey Planning and Zoning Commission will review the project, and make recommendations to the Hailey City Council.

[5:34:27 PM](#) Lisa Horowitz presented the City of Hailey Review of the Quigley Farms Planned Unit Development (PUD). Horowitz noted that the City of Hailey first reviewed the Quigley Farms Development in 2007. The proposal was for an 1109 acre project and was first proposed as a 379 lot, 18 home golf course that moved from the Planning and Zoning Commission to the City Council. Modifications were made and the project returned to City Council in 2012. Quigley Farms Development was denied in June 2012. Horowitz noted that the current Applicant Team (has changed since 2012) submitted an application to Blaine County in April and May of 2016. Horowitz also noted that the City of Hailey was advised that under the County Zoning Rules, 129 lots could be developed if the project were a Planned Unit Development (PUD).

[5:36:37 PM](#) Horowitz went on to explain the 1994 jointly signed agreement made between the City of Hailey and Blaine County, stating that the Hailey Subdivision Rules and Regulations shall prevail with the exception that the Blaine County Regulations apply and furthermore, that Blaine County is the decision maker. Horowitz informed the Commissioners that they would make a recommendation to the Hailey City Council, who would make that recommendation to Blaine County. Horowitz reiterated that Blaine County is the ultimate decision maker and would be utilizing the City's Subdivision Rules and Regulations to make a decision.

[5:37:30 PM](#) David Hennessy, representing the Quigley Farm Conservation Community, discussed the denial of the previous proposed annexation was in 2012, noting that a new entity was formed to come up with new approach for the project. The new plan incorporates agriculture and food and blends for-profit and non-profit models in a sustainable community.

[5:38:10 PM](#) Hennessy noted that the overall ranch is approximately 1500 acres; 1110 acres that are continuous to City of Hailey.

[5:39:30 PM](#) Jeff Roberts, with SERA Architects, noted his specialty in community based design processes and engaging community in a uniform design that is logic and sustainable. Roberts presented the proposal: using the first piece of land (gateway to Fox Acres, abutting Wood River High School) to develop a plan that utilizes a combination of Keystone and Incubator plans.

[5:44:46 PM](#) Roberts noted that the Incubator Concept was popular among residents. Per Roberts, residents noted that they really liked the higher education component, the neighborhood park and the extension of trails to Beaver Pond. Residents also noted some cons to the concept: traffic mitigation and parking issues.

[5:45:14 PM](#) Roberts noted that the Keystone Concept was the most popular among residents. Per Roberts, residents noted that they really liked the location of The Sage School, ideas of stream restoration, and how compact the concept was compared to the others. Residents also noted it was the best concept due to its compactness. Residents also noted some cons: impacts on wildlife, as well as habitat and migration issues.

[5:47:47 PM](#) Roberts presented the incorporation of the residents' concerns in the Quigley Farms PUD Master Plan.

[5:51:15 PM](#) Lisa Horowitz continued with the summary of the Staff Report and presented how the project compiles with the City of Hailey's current Comprehensive Plan. Horowitz noted that more detail would be needed regarding unit counts and square footage, to fully determine if it met what the City believes to be a Neighborhood Service Center. Horowitz presented the next component, Streets, which stated that the road during the first stage should connect with an all-season road to Quigley Road; that it may be valuable to move traffic from Buckhorn to

Quigley Road and relieve traffic from existing neighborhoods. Bike lanes were also recommended.

[5:53:20 PM](#) Horowitz discussed Sidewalks and Drainages, noting that the Blaine County Recreation District would like to manage the trails, similar to that of the other trails in the City. Horowitz also presented on Orderly Development, noting that the project is being proposed in phases. Horowitz noted that the City would need the full commercial, non-residential square footage to complete the analysis. Horowitz also noted that the City Engineer suggested the parking and drive-lanes be organized to accommodate sporting events.

[5:56:19 PM](#) Horowitz also noted that part of Orderly Development is to look at the Other Municipal Services the City provides: all traffic from project will come through City of Hailey and if project remains as a Blaine County project, the City of Hailey will have many of the impacts without the financial benefits that a one would normally see with a project under City Regulations for Building Permit Fees, Property Taxes and Development Impact Fees.

[5:59:03 PM](#) Horowitz presented the minimum improvements required for sewer and water connections. These state that projects must connect to municipal sewer and water. Horowitz highlighted in the Standard Review whereby the City can look at alternatives – "...if the City Engineer finds and the Council finds that the sole discretion is that the showing of the alternative is clearly superior in design and effectiveness, and will promote the public health, safety and welfare..."

[6:01:13 PM](#) Brian Yeager, City Engineer, noted that the sewer is the most concerning, as property is located within the City of Hailey Wellhead Protection Area. Yeager also noted that the sewer is proposed to be infiltrated into ground. Yeager believes the biggest issue is to create a large or several small drain field infiltration areas within protection area, and is a concern. Yeager stated that if the drain fields were to fail or if the sewer treatment system were to fail, it would be damaging to the City. Funding would be difficult to generate to repair and/or maintain the system. Yeager also noted that if the systems were to come into the City at some point, the system is inconsistent and incompatible with current technology. All components currently used for treatment system, City of Hailey employees are not trained on. Yeager noted that the effluent that would be going in to the ground from the drain fields and would be disposed of adjacent to the City boundary, which could create subsurface nitrate plumes, which could also negatively impact the City.

[6:05:07 PM](#) Yeager noted that water is more straightforward and there are adequate water rights in proposed area. Lisa Horowitz showed the Commissioners where well sites and drain fields are proposed on the map.

[6:06:45 PM](#) Brian Yeager noted that future phases are anticipated to have their own decentralized sewer and septic systems, so that there would be more than just one in case of failure. Location is not determined at this time.

[6:08:05 PM](#) Chair Fugate found the proposed Sewer Treatment Center to be interesting and inquired about the advantages of it.

[6:09:13 PM](#) Jeff Roberts discussed other areas where this particular Sewer Treatment Center is excellent. Roberts noted that the system utilizes native plant materials, is approximately five (5) feet deep, including seven (7) layers of gravel. Roberts noted that a year after development, treatment center becomes a wetlands area and can be used as a public botanical garden.

[6:13:27 PM](#) David Hennessy explained that the system is required to have triple redundancy. This system has to meet DEQ approval for it to be a safe and effective system, which involves the management and operation of the system. Chair Fugate inquired about snow load and the effect it has on the system. Jeff Roberts explained that a previous project was completed at 8,000 feet and continues to work the bacteria effectively; no problems have been seen.

[6:15:32 PM](#) Richard Pogue inquired about the scope of development and what the system would effectively service. Jeff Roberts noted that the system can effectively handle 14,000 to 18,000 gallons per day; the treatment center sits on 180 acres. Dan Smith inquired about length of time Jeff Roberts has been working with these systems. Roberts noted since 2007; nine years in total. Dan Smith also inquired about the proximity to domestic wells, if any. Roberts noted that there are seven recharge wells on the site. System is using natural aquifer under Las Vegas and sprinkling over top of center to serve botanical gardens that cover system. Smith inquired about depth of aquifer. Roberts reported that the aquifer is 25 feet.

[6:17:27 PM](#) Jeff Engelhardt inquired about the system and why the Applicant Team chose to utilize a Sewer Treatment Center instead of attaching to City sewer. Hennessy reiterated that the project is a county project and the Applicant Team is not looking for annexation to the City. Roberts noted that the operating costs are cheaper than other sewage treatment facilities. Engelhardt questioned the life expectancy of system. Roberts responded with least 100 years.

[6:18:34 PM](#) Richard Pogue inquired about whether or not the system would be placed under a recreation field. Roberts noted that the drainage fields would be going under the recreation fields. Roberts reiterated that the remaining system would be disguised as a botanical garden. Engelhardt questioned if buildings would be built to contain the UV equipment. Roberts noted that three building would be build to house UV equipment. Each building would be roughly 12x14 feet and would be monitored by an HOA. Roberts also noted that the facility would need to be pumped every 8 to 10 years.

[6:21:04 PM](#) Chair Fugate inquired about an amphitheatre. Hennessy noted that an amphitheatre in the overall Master Plan; however, is currently not proposed at this time.

[6:21:39 PM](#) Jeff Roberts included square footage of The Sage School, which is 23,100 square feet. Hennessy noted that total square footages are for the overall project and not for the PUD that was submitted.

[6:22:21 PM](#) Chair Fugate inquired about the street width and turnaround for emergency access. Samantha Stahlnecker, from Benchmark Associates, noted that contact has been made with Hailey Fire Department regarding matter and informed the Commission that the proposed alley width is 20 feet, which is the minimum width for Fire Code.

[6:23:18 PM](#) Jeff Engelhardt returned to the concept of the sewer and inquired about what would happen if system failed. Roberts noted that yearly reporting is required and would be monitored by an HOA. Roberts noted that per the State of Nevada, a license has to be renewed every year to run this type of sewer system.

[6:26:46 PM](#) Engelhardt also inquired about what would happen if water tests positive. Roberts noted that we hope to have redundancies in the system to mitigate any issues or can quickly identify them and be able to fix them prior to anything major happening. Richard Pogue noted the expense of the system for 51 units. Roberts agreed and believes it is more expensive because it is progressive; cutting edge and leading the way in sustainability.

[6:28:02 PM](#) Dan Smith inquired about street deficiencies as far as widths required by the City for alley ways. Samantha Stahlnecker noted that they are proposing narrower right of ways than what the City of Hailey suggests. Roberts noted that this is to promote a walkable community; hoping to maximize bike lanes and minimize use of the car. The goal is to get people walking and moving onsite. Samantha Stahlnecker noted that curbs and gutters are proposed for the entire development with the exception of alleyways; hoping to defer traffic to streets.

[6:30:16 PM](#) Richard Pogue inquired about the total development size or long term development. Hennessy noted that the long term vision is to develop the first 205 acres and once successful, the next section would be bought and developed. Hennessy would like to see about 125 units onsite, plus community housing.

[6:31:06 PM](#) Chair Fugate inquired about block regulations. Lisa Horowitz explained that City Regulations require that lots front on to a street and/or touch a street. Roberts noted that the goal was to serve the car in the alley and create a park-like feature at the front door, encourage community to walk. Jeff Engelhardt inquired about how a fire apparatus would get to and from the property. Roberts noted that the alleyway would serve as primary access.

[6:33:54 PM](#) Chair Fugate opened the item for public hearing. Rachel Omsted would like the Applicant Team to elaborate on purpose of park and whether or not the burm would remain between the residential neighborhood and the field near Buckhorn Drive. Omsted also inquired about the overall width of park and if lights would be illuminated at night?

[6:35:37 PM](#) David Groberman inquired about whether or not the County will host a similar public hearing.

[6:36:10 PM](#) Penny Fayer inquired about the proposed playing fields that run along backside of Buckhorn and what will happen to that space during Phase II of the project. Fayer also inquired about whether or not the playing field area would be given to the Blaine County School District and who would pay for the maintenance of that space. Fayer asked about what the ball fields would be intended for, as well where the parking for the fields would be located. Lastly, Fayer inquired about the location of the three 12x14 buildings for the Sewer Treatment Center.

[6:37:47 PM](#) Peter Lobb inquired about whether or not Blaine County would have to follow any of the recommendations made by the Hailey Planning and Zoning.

[6:38:18 PM](#) Rachel Omsted inquired about traffic mitigation and whether or not speed bumps have been given any thought.

[6:39:01 PM](#) Dave Bingham inquired about the Nordic Trails and where they would be located as well as where they would cross the roads.

[6:39:22 PM](#) Penny Fayer inquired about the wildlife impact and is curious to know, with the increase in elk and deer in the area, where their passage would be

[6:40:34 PM](#) Tony Evans inquired about the elk feeding and whether or not it will change and/or if it continues, if it would have an impact on the neighborhood. Evans also inquired about the greenhouses that are proposed and what the zoning rules for greenhouses are. Evans questioned whether or not there is a guarantee under zoning that the greenhouses wouldn't be transferred or rezoned for residential use.

[6:43:36 PM](#) Troy Thayer has concerns about lighting of the fields, as well as parking and restroom location of the playing fields. Thayer inquired about details and more information on subject matter.

[6:44:33 PM](#) Tony Evans commented on the ecological benefits of the alternative septic system: conserving water and cutting down on greenhouse gases; environmental benefit to project.

[6:45:25 PM](#) Chair Fugate closed the item for public comment. Hennessy discussed the parks and and/or recreation fields and noted that that they have proposed to donate the land to Blaine County School District to develop; however, parameters have been set by PUD: no lighting allowed. Hennessy noted that the location of restrooms and parking will be outlined and developed by BCSD. The burm located between the existing fields may be removed; however, the burm adjacent to residential neighborhood would remain.

[6:46:37 PM](#) Chair Fugate inquired about an agreement made between Applicant Team and BCSD that the area will be utilized for fields and not future development (i.e., future school, etc.). Hennessy confirmed that an agreement would be established.

[6:47:35 PM](#) Hennessy also commented on the Nordic Trails. Hennessy stated that the concept would be to connect through the Wood River Trail System and would also be donated to the Blaine County Recreation District. A bridge and/or underpass would be constructed to eliminate pedestrians crossing the street.

[6:48:20 PM](#) Hennessy commented on the elk feeding and noted that there are plans to build a hay storage area to mitigate elk feeding and migration in neighborhood.

[6:50:10 PM](#) Jeff Roberts noted that the location of the 12x14 buildings has not yet been determined; however, Roberts noted that one will likely be integrated with restrooms near playing fields.

[6:50:55 PM](#) Chair Fugate commented on the process of Blaine County and noted that public hearings would be held throughout the process. Ned Williamson noted that the County has the jurisdiction to make a decision on the PUD Application and the stronger our recommendation the better.

[6:52:28 PM](#) Jeff Engelhardt commented on the Quigley connectivity and believes it would be advantageous to have a loop that would mitigate and/or decrease traffic near high school.

[6:54:46 PM](#) Chair Fugate inquired about the roads and drainage. Samantha Stahlnecker, from Benchmark Associates, noted that the alleyways are currently proposed to drain in the center. Stahlnecker also noted the concerns on function in the winter. Stahlnecker stated that the slopes meet the standards and areas will be plowed and maintained.

[6:56:22 PM](#) Richard Pogue inquired about the development of the homes and whether or not the Applicant Team has plans to develop the lot or sell the lot for others to develop. Hennessy noted that only the lots would be sold and design guidelines that follow something similar to that of the City of Hailey's guidelines would be put in place.

[6:57:01 PM](#) Dan Smith inquired about the commercial zones and whether or not other organizations or business are allowed to utilize the space. Hennessy noted that they foresee more than just non-profit organizations utilize area Richard Pogue applauds interaction between farming concept and housing.

[7:00:11 PM](#) Chair Fugate noted her excitement on project and believes the project to be sustainable. Chair Fugate also noted her concerns and would like to explore the concept in further detail.

[7:02:02 PM](#) Chair Fugate questioned other systems and what has previously gone wrong. Jeff Roberts noted that a previous system had issues with water flowing too close to the surface, which formed algae and odor. Tuning was needed and the issue was eventually fixed.

[7:04:30 PM](#) Chair Fugate asked Brian Yeager to elaborate on the Wellhead Protection Zone. Brian Yeager noted that there are no true regulations or rules around Wellhead Protection Zones, only guidelines and suggestions - more of a planning boundary for the recommended uses. Samantha Stahlnecker noted there are varying levels of treatment with these systems. Stahlnecker also noted that system will be treated at a high level and effluent will not be directed to drain fields, only clean, treated water.

[7:07:51 PM](#) Ned Williamson questioned the budget/operating costs of treatment system and noted that he would like to see a breakdown of these costs: operating and maintenance costs. Dan Smith inquired about a second system and whether or not one would be needed for Phase II. Hennessy noted that the proposed system is capable of handling Phase I and II. Phase III may include three more systems to meet residential needs. Richard Pogue confirmed that a total of 125 units would be built, including community housing. Hennessy noted that with the addition of community housing, units would total 150.

[7:10:42 PM](#) Chair Fugate inquired about the connections to Toe of the Hill Trail. Hennessy noted that a connection will be developed as well as summer trail systems that BLM is proposing. Jeff Engelhardt inquired about possibility of building a cluster of tiny homes and renting them out. Hennessy noted that the proposal includes smaller, stacked homes, but not tiny homes.

[7:13:20 PM](#) Chair Fugate noted her excitement; however, still has a few concerns that will impact Hailey in more ways than one. Richard Pogue questioned whether or not the Applicant Team would- consider coming through City of Hailey, like an annexation. Hennessy reiterated that that was previously proposed and currently, they have plans to move forward with Blaine County. Dan Smith noted that the concept is very different than what was presented before. Smith also noted that the project will impact the City, both negatively and positively, which will benefit residents, and reiterated that the Commission needs to look at it in a way that will be best for the City. Hennessy noted that there are added costs with an annexation that would impact the current design of the project.

[7:17:59 PM](#) Chair Fugate revisited the cost of the sewer treatment and maintenance, and reiterated that she would like to see a budget or plan. Dan Smith would also like to see a report and budget plan from a system at a similar elevation, with similar snowfall.

[7:19:20 PM](#) Steve Butler noted that the drain fields are sized and have been designed to handle the peak daily flows for entire community; conservative design to ensure accuracy.

[7:20:43 PM](#) Chair Fugate noted her concerns with high volume traffic near high school. Jeff Engelhardt noted the difficulty in traveling during that time of day in certain areas. Dan Smith informed the Commission that he would like to see this continued, which would allow more time to process the details and digest the concept. Chair Fugate agreed. Chair Fugate also inquired about funneling other questions to Lisa Horowitz prior to next meeting.

[7:24:28 PM](#) Richard Pogue noted that the development will impact the City of Hailey and his responsibility is to the City of Hailey. Pogue noted that development will impact future generations for years to come and believes he needs more assurance on feasibility of project.

[7:25:59 PM](#) Chair Fugate reiterated that she would like to funnel any questions or information to Lisa Horowitz to move the project along for the next meeting on September 12, 2016. Commissioners agreed.

7:26:40 PM Dan Smith moved to continue the proposed Planned Unit Development (PUD) shown on the proposed Quigley Farms Preliminary Plat located at SESE Section 3 & NE & N1/2SE Section 10, Map 2N R18E Section 3 & 10, Tax Lot 8368, to the regular Planning and Zoning Commission meeting of September 12, 2016. Richard Pogue seconded and the motion carried.

Old Business

Commission Reports and Discussion

Staff Reports and Discussion

SR1 Discussion of current building activity, upcoming projects, and zoning code changes.
(No documents)

SR2 Discussion of the next Planning and Zoning Meeting: Monday, August 22, 2016.
(No documents)

Adjourn

Jeff Engelhardt motioned to adjourn. Dan Smith seconded and all were in favor.